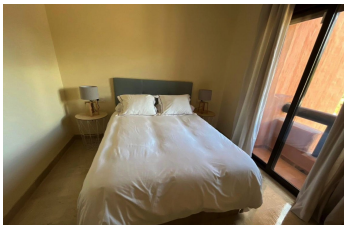
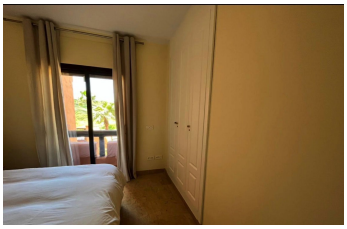
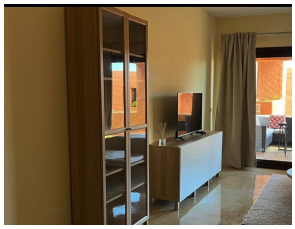
ALL IN real estates

Middle Floor Apartment in San Luis de Sabinillas

Bedrooms	Bathrooms	Built	Terrace
2	**2**	**90m2**	**40m2**

R5296612	**Middle Floor Apartment**	**San Luis de Sabinillas**	**275.000€**

Semi-Furnished Apartment in the Exclusive Urb. Coto Real Duquesa, Manilva – 4 Pools and Move-In Ready! VALID TOURIST LICENSE Explore this inviting semi-furnished apartment in the prestigious gated Urb. Coto Real Duquesa, a sought-after resort-style community in Manilva on the stunning Costa del Sol. Nestled between the charming Puerto de la Duquesa marina and golden beaches like Sabinillas and Playa de la Duquesa (just a 19-minute walk or short drive away), this location offers a perfect blend of tranquillity and convenience. Ideal for retirees or holidaymakers, it's surrounded by lush green areas, renowned golf courses such as La Duquesa Golf, and hiking opportunities, with easy access to vibrant restaurants, bars, and shops in the nearby marina – all while being close to Estepona (about 15 km) and Gibraltar for international flair. Residents praise the area's friendly community, beach bars, and relaxed lifestyle, making it a top spot for retirement or investment. Spanning 90 m² built (87 m² usable), this first-floor exterior apartment (with lift access) features two comfortable bedrooms, two bathrooms, a generous terrace for outdoor living, built-in wardrobes, a storage room, and air conditioning for year-round comfort. The property comes semi-furnished, including brand-new beds and select additional furniture, ready for immediate occupancy. A private garage space is included in the price, adding convenience. The urbanization boasts premium amenities: four communal swimming pools (including outdoor

options for relaxation), well-maintained gardens, tennis courts, and 24-hour security in this ?exclusive, ?family-friendly ?enclave ?– ?perfect for enjoying ?the ?Mediterranean climate. Whether as a ?permanent home, ?holiday retreat, ?or ?rental investment, this apartment ?delivers ?exceptional ?value ?in ?a ?high-demand ?area.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Near Transport	Paddle Tennis	Private Terrace
Storage Room	Utility Room	WiFi